



PLANNING BOARD

Report to Town Meeting

~ DRAFT ~

ARTICLE B-G & B-VC LOT FRONTAGE
(Planning Board)

To see if the Town will amend footnote b. of Table 3, Dimensional Regulations of the Zoning Bylaw, by deleting the ~~lined-out~~ language and adding the language in ***bold italics***, as follows:

- b. Applies to Residence Uses only (Section 3.32). In the B-G and B-VC districts, the Basic Minimum Lot Area shall apply only to the first dwelling unit on the ground floor of subdividable dwellings and converted dwellings. For townhouses, apartments, buildings containing dwelling units in combination with stores or other permitted commercial uses, and other permitted multi-unit residential uses in these districts, the Basic Minimum Lot Area, ~~and~~ Additional Lot Area/Family, ***and Basic Minimum Lot Frontage*** requirements shall not apply.

Recommendation

The Planning Board voted 4-1 to recommend that Town Meeting adopt Article 8.

Background

The Fall 2008 Special Town Meeting voted to remove the requirement for Basic Minimum Lot Area and Additional Lot Area per family for selected kinds of multi-unit residential uses in the downtown general Business (B-G) and outlying Village Center Business (B-VC) districts. The purpose of the amendment was to allow for increased residential density in the downtown and village centers, in line with the community consensus expressed in the two year *Planning Amherst Together* process.

But in developing last fall's amendment, the Planning Board missed something. Multi-unit residential uses in these 'center' areas also require a basic minimum lot frontage. Residential uses, including mixed uses, must meet the Basic Minimum Lot Frontage requirement in Table 3, Dimensional Regulations. Under footnote b. of Table 3, this applies to properties in the downtown General Business (B-G) District

and outlying Village Center Business (B-VC) Districts. A 100 foot minimum lot frontage is required in both districts.

Examination of the B-G and B-VC districts revealed that in the B-G District in particular, a majority of properties did not have sufficient lot frontage to permit new residential development, and many properties which already had residential uses were non-conforming as a result. Attached maps indicate which properties are conforming in the B-G and B-VC districts.

Downtown B-G Properties

An analysis focused on the densely-developed downtown B-G properties showed the following:

69 = Total properties

52 = Properties located in the 'core' south of Kellogg Ave. & Cowles Lane (75.4%)

17 = Properties located in the northern end, north of Kellogg Ave. & Cowles Lane (24.6%)

Southern 'Core'

~ **Of the 52 properties in the most densely developed core of the downtown, thirty-nine (75%) lack the minimum lot frontage.** Two properties have no frontage at all. So, with the current lot frontage requirements, 3/4s of the downtown core properties cannot accommodate development of residential projects or mixed use projects including residential units.

~ **Thirteen (25%) of the southern 'core' properties comply with the min. lot frontage requirement.** A majority (seven) of these complying properties are public or semi-public (Town Hall, Bangs Center, Boltwood Walk Parking Garage, Police Station, Jones Library, St. Brigid's Catholic Church, Grace Episcopal Church) and are not likely to be redeveloped for residential uses. In the end, the current minimum lot frontage requirement would allow only six (11.5%) of the complying 'core' B-G properties to be redeveloped for residential or mixed uses.

Northern End

~ **Of the 17 properties, six (35%) out lack minimum frontage.** One of these (Leader building) lacks any frontage at all.

~ **Eleven (65%) out of the 17 'northern' properties comply with the min. lot frontage requirement.** One of these (U.S. Post Office) is a public building unlikely to be redeveloped for residential uses.

Removing the requirement for minimum lot frontage for the same selected multi-unit residential uses would be especially useful in the B-G District, where the minimum lot frontage requirement serves as an active disincentive to the dense, sustainable development Town Meeting has said it wants in Amherst's downtown.

Outlying B-VC Districts

A review of the B-VC Districts (see attached maps) indicates that the strong majority of properties in these outlying business districts have the minimum required 100 feet of frontage to allow multi-unit residential uses. However, removing the minimum lot frontage requirements would also be useful in

those districts, because it could allow the future division or assembly and recombination of properties in a more flexible manner, resulting over time in a denser, more efficient pattern of village center development like that seen in the downtown 'core'.

Public Hearing

The Planning Board held a public hearing on Article 8 on April 1. There was no public comment. Board member Denise Barberet expressed concern that the amendment had been rushed and was premature. She also wondered if new residential development resulting from this amendment might generate problems in terms of fire safety in new construction.

After further discussion, the Board voted, 4-1, to recommend that Town Meeting adopt Article 8.

ARTICLE B-G & B-VC LOT FRONTAGE

MAP KEY

On the attached maps of the downtown General Business (B-G) District and outlying Village Center Business (B-VC) districts, properties are identified on the basis of their available lot frontage or their use, as follows:

- BROWN** Properties in private ownership that lack adequate lot frontage under the current regulations to allow their development for multi-unit residential or mixed uses.
- BLUE** Properties with adequate frontage that are in public or quasi-public (church) ownership, and are not anticipated to change in use.
- YELLOW** Properties in private ownership with adequate lot frontage under the current regulations, and capable of being developed for multi-unit residential or mixed uses.

B-G Lot Frontage - Downtown 'Core'



- Property Map**
- Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
 - Basemap
 - Trails
 - Rail Lines
 - Structures
 - Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Hydro Connector
 - Major Culverts
 - Major Drainage Ditches
 - Transportation
 - Pavement
 - Unpaved Road
 - Tree Cover

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and
1"=80' scale from April, 1999 Aerial Photography
Aerial Photography, April, 2004. Parcels compiled through
a "best-fit" methodology to match the basemap, revisions
are ongoing.

The information depicted on this map is for planning
purposes only. It may not be adequate for legal boundary
definition, regulatory interpretation, or property
conveyance purposes. Utility structures and underground
utility locations are approximate and require field
verification.

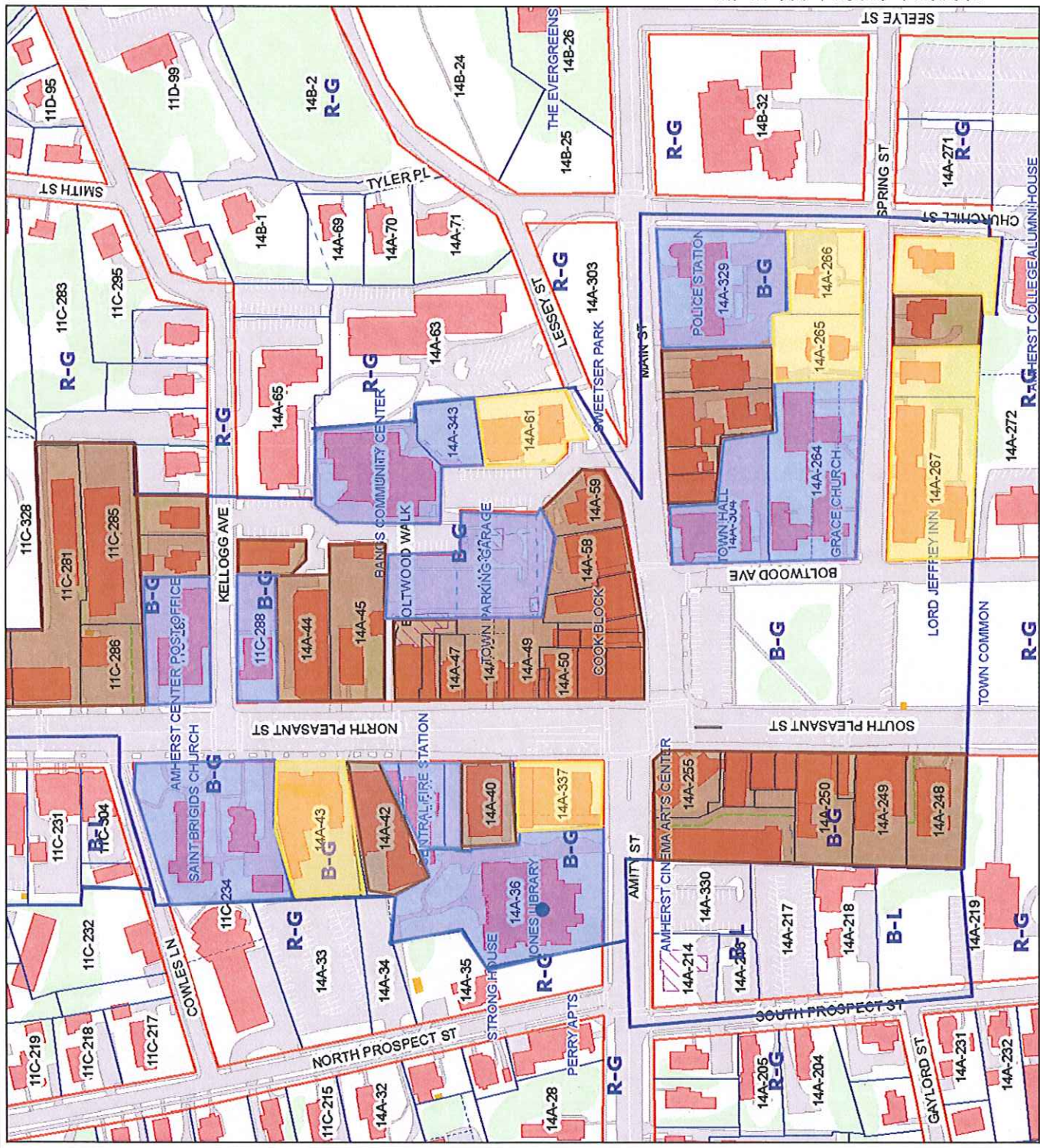
THE TOWN OF AMHERST MAKES NO WARRANTIES,
EXPRESSED OR IMPLIED, CONCERNING THE
ACCURACY, COMPLETENESS, RELIABILITY, OR
SUITABILITY OF THESE DATA. THE TOWN OF
AMHERST DOES NOT ASSUME ANY LIABILITY
ASSOCIATED WITH THE USE OR MISUSE OF THIS
INFORMATION.

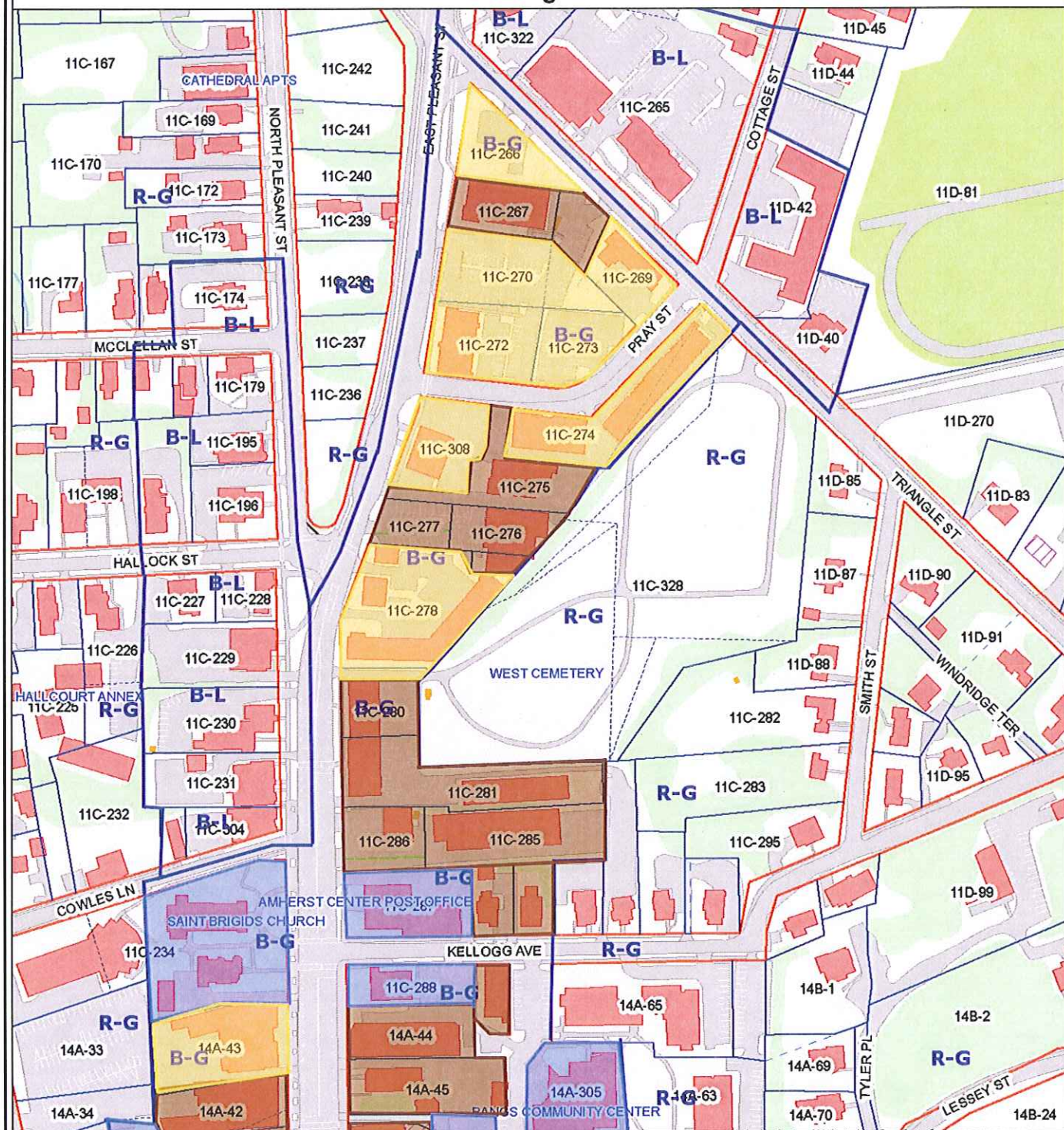
1" = 220 ft



April 3, 2009

Amherst GIS Viewer





- Property**
- Property Lines
 - Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
 - Basemap
 - Trails
 - Rail Lines
- Structures**
- Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Hydro Connector
 - Major Culverts
 - Major Drainage Ditches
 - Transportation
 - Pavement
 - Unpaved Road
 - Tree Cover
- 1" = 220 ft

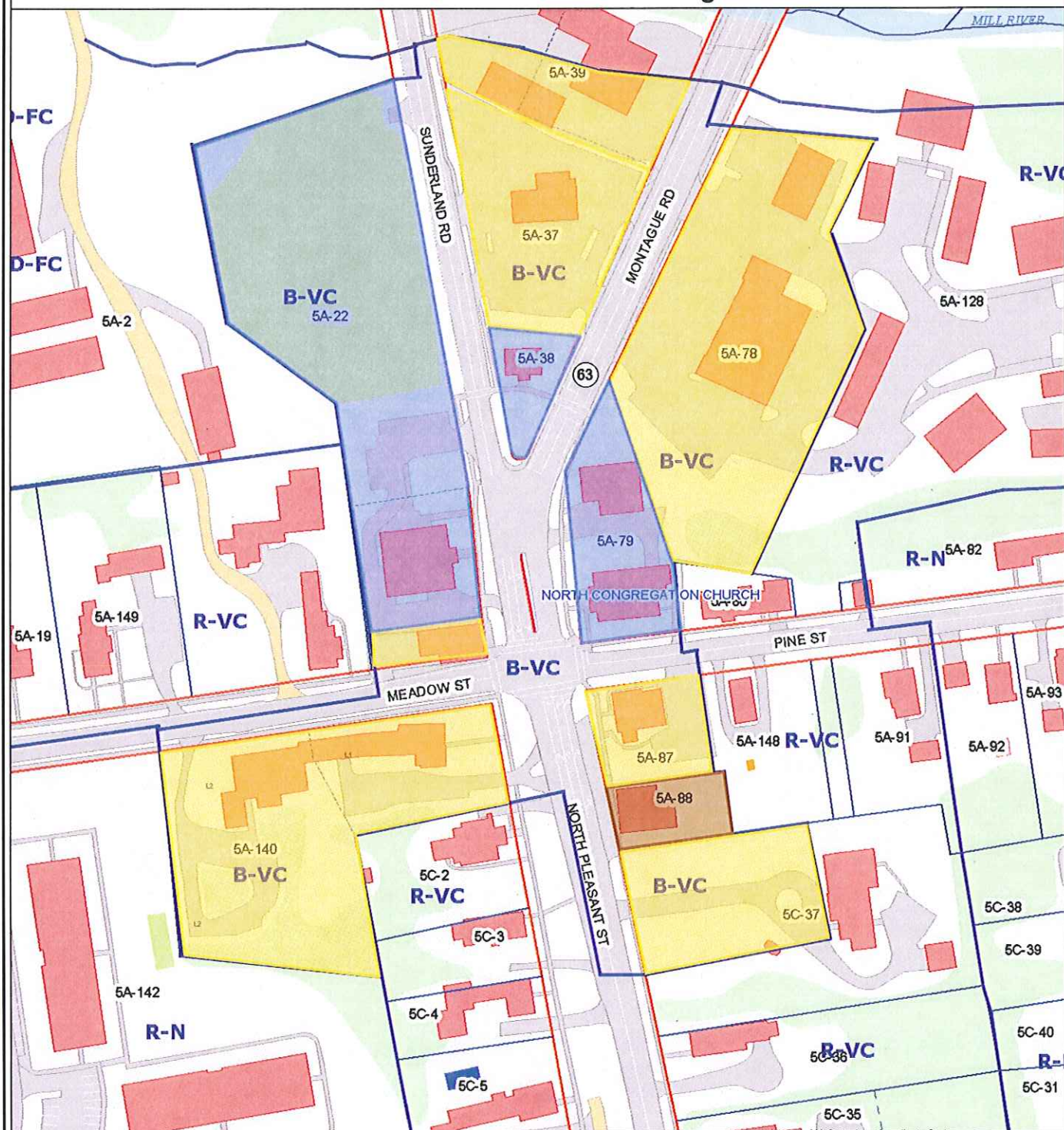


Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and 1"=100' scale from April, 1999 Aerial Photography. Aerial Photography: April, 2004. Parcels compiled through a "best-fit" methodology to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF AMHERST DOES NOT ASSUME ANY LIABILITY



Property

- Property Lines
- Property Line
- Hydrographic Property Line
- Right of Way Line
- Town Boundary
- Historic Property Lines
- Former Property Line
- Subdivision Lot Line
- Easements

Basemap

- Trails
- Rail Lines

Structures

- Building
- Foundation
- Miscellaneous
- Pier / Dock
- Water Tank
- Sketched Structure
- Rivers and Streams
- Streams
- Headwalls, Floodwalls
- Hydro Connector
- Major Culverts
- Major Drainage Ditches
- Transportation
- Pavement
- Unpaved Road
- Tree Cover

1" = 150 ft



Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and 1"=100' scale from April, 1999 Aerial Photography. Aerial Photography: April, 2004. Parcels compiled through a "best-fit" methodology to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF AMHERST DOES NOT ASSUME ANY LIABILITY

East Village B-VC (North) Frontage



- Property Map
- Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
 - Basemap
 - Trails
 - Rail Lines
 - Structures
 - Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Hydro Connector
 - Major Culverts
 - Major Drainage Ditches
 - Transportation
 - Pavement
 - Unpaved Road
 - Tree Cover

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and
1"=100' scale from April, 1994 Aerial Photography.
Aerial Photography: April, 2004. Placenames compiled through
a "best fit" methodology to match the basemap; revisions
are ongoing.

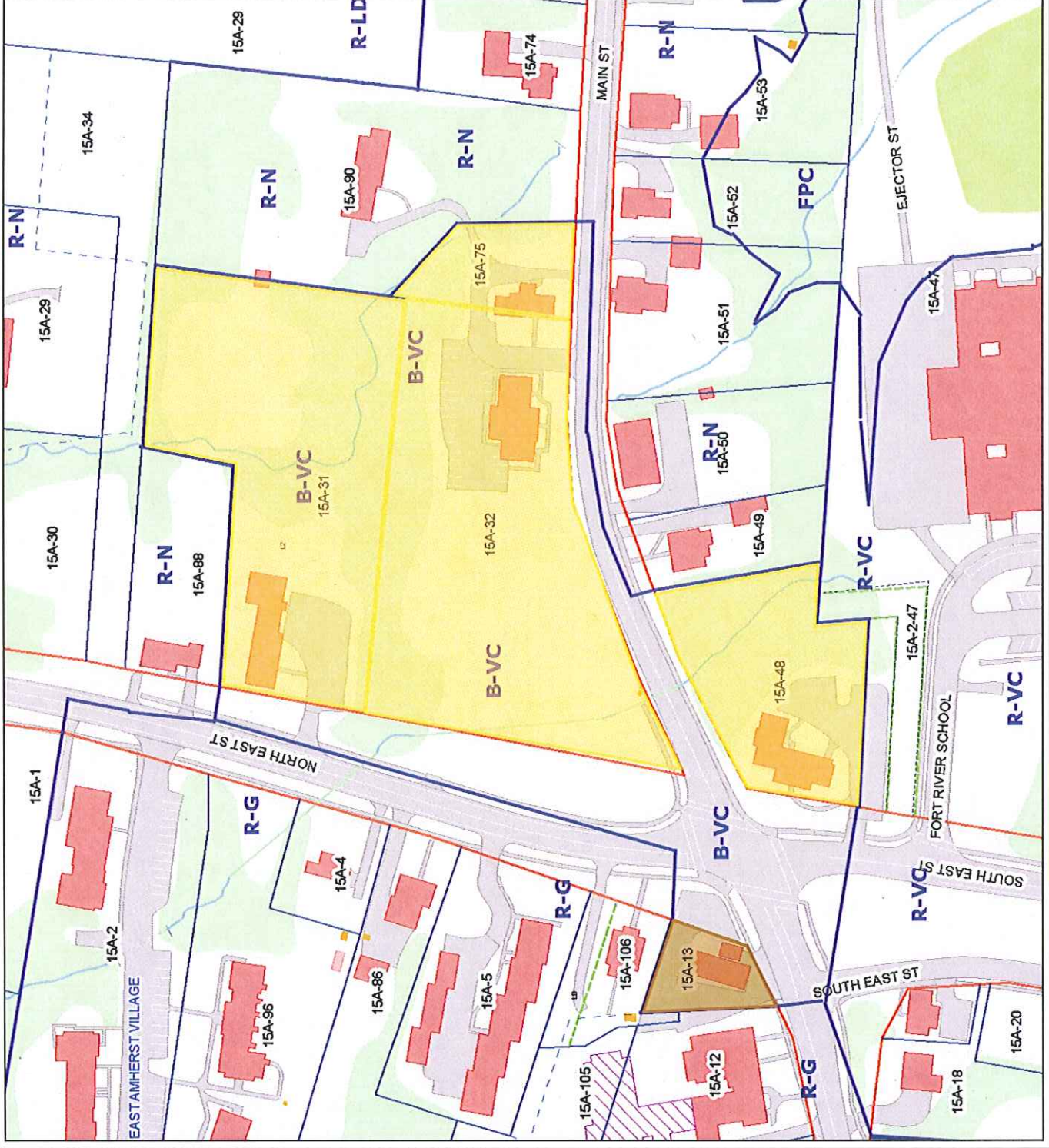
The information depicted on this map is for planning
purposes only. It may not be adequate for legal boundary
definition, regulatory interpretation, or property
conveyance purposes. Utility structures and underground
utility locations are approximate and require field
verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES,
EXPRESSED OR IMPLIED, CONCERNING THE
ACCURACY, COMPLETENESS, RELIABILITY, OR
SUITABILITY OF THESE DATA. THE TOWN OF
AMHERST DOES NOT ASSUME ANY LIABILITY
ASSOCIATED WITH THE USE OR MISUSE OF THIS
INFORMATION.

1" = 150 ft



Amherst GIS Viewer March 24, 2009



East Village B-VC (South) Frontage



- Property Map**
- Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
 - Basemap
 - Trails
 - Rail Lines
 - Structures
 - Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Hydro Collector
 - Major Culvert
 - Major Drainage Ditches
 - Transportation
 - Proposed Road
 - Unpaved Road
 - Tree Cover

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and
1"=100' scale from April, 1999 Aerial Photography.
Aerial Photography: April, 2004. Parcels compiled through
a "best-fit" methodology to match the basemap; revisions
are ongoing.

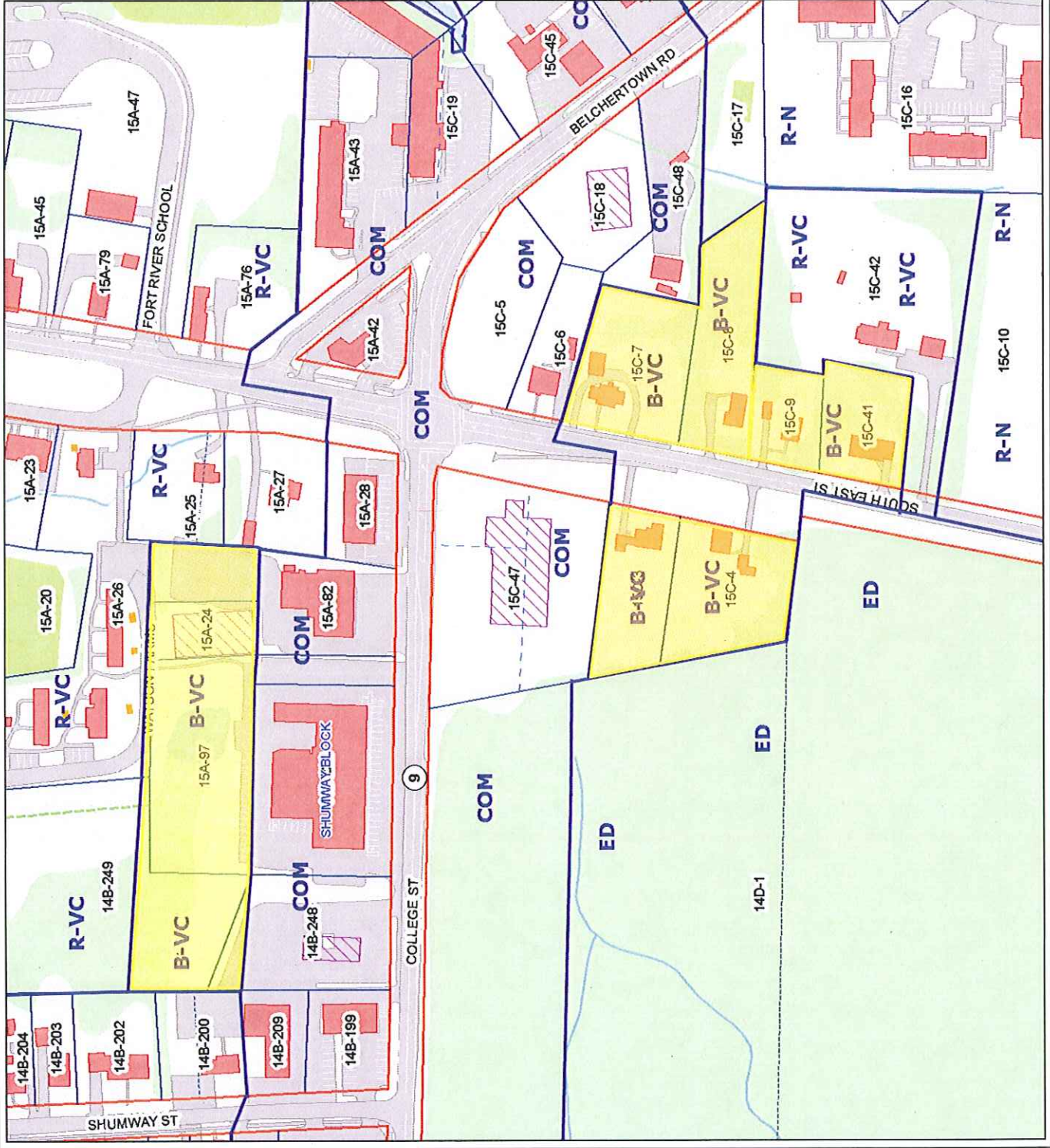
The information depicted on this map is for planning
purposes only. It may not be adequate for legal boundary
definition, regulatory interpretation, or property
conveyance purposes. Utility structures and underground
utility locations are approximate and require field
verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES,
EXPRESSED OR IMPLIED, CONCERNING THE
ACCURACY, COMPLETENESS, RELIABILITY, OR
SUITABILITY OF THESE DATA. THE TOWN OF
AMHERST DOES NOT ASSUME ANY LIABILITY
FOR DAMAGES OF ANY KIND INCURRED BY THE
USE OR MISUSE OF THIS
INFORMATION.

1" = 200 ft



Amherst GIS Viewer March 26, 2009



Gatehouse Village B-VC Frontage



- Property Map**
- Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
 - Basemap
 - Trails
 - Rail Lines
 - Structures
 - Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Hydro Connector
 - Major Culverts
 - Major Drainage Ditches
 - Transportation
 - Pavement
 - Unpaved Road
 - Tree Cover

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and
1"=100' scales from April, 1999 Aerial Photography
Aerial Photography, April, 2004. Points compiled through
a "best-fit" methodology to match the basemap; revisions
are ongoing.

The information depicted on this map is for planning
purposes only. It may not be adequate for legal boundary
definition, regulatory interpretation, or property
conveyance purposes. Utility structures and underground
utility locations are approximate and require field
verification.

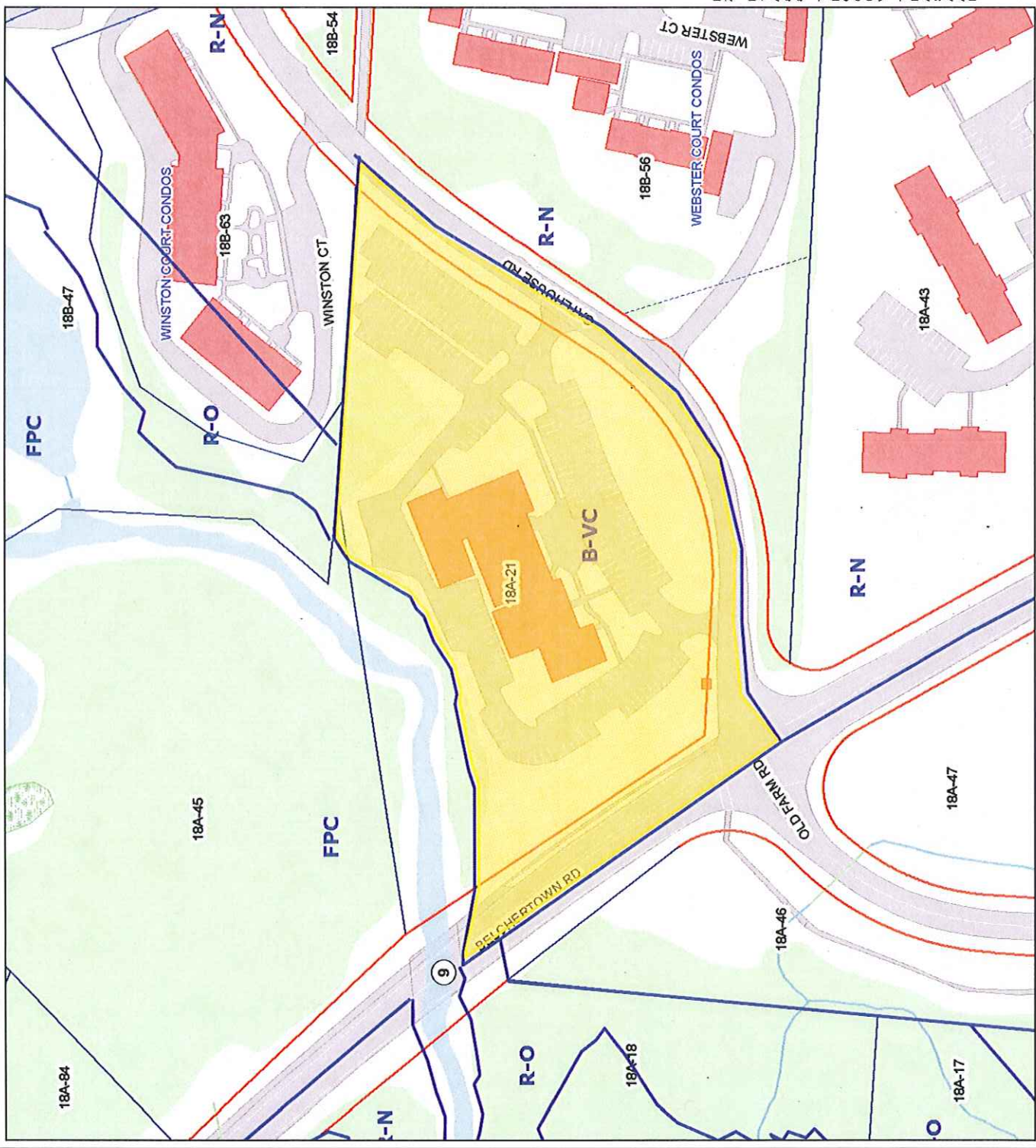
THE TOWN OF AMHERST MAKES NO WARRANTIES,
EXPRESSED OR IMPLIED, CONCERNING THE
ACCURACY, COMPLETENESS, RELIABILITY, OR
SUITABILITY OF THESE DATA. THE TOWN OF
AMHERST DOES NOT ASSUME ANY LIABILITY
ASSOCIATED WITH THE USE OR MISUSE OF THIS
INFORMATION.

1" = 150 ft



April 2, 2009

Amherst GIS Viewer



Pomeroy Village B-VC Frontage



- Property Map**
- Property Line
 - Hydrographic Property Line
 - Right of Way Line
 - Town Boundary
 - Historic Property Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
- Basemap**
- Trails
 - Rail Lines
 - Structures
 - Building
 - Foundation
 - Miscellaneous
 - Pier / Dock
 - Water Tank
 - Sketched Structure
 - Rivers and Streams
 - Streams
 - Headwalls, Floodwalls
 - Headwater
 - Major Culverts
 - Major Drainage Ditches
 - Transportation
 - Highway
 - Unpaved Road
 - Tree Cover

Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet

Planimetric basemap features compiled at 1"=40' and 1"=100' scale from April, 1999 Aerial Photography, Aerial Photography, April, 2004. Parcels compiled through a "best-fit" methodology to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF AMHERST DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

1" = 200 ft



Amherst GIS Viewer March 24, 2009

